

Project Information

Description of Work: Construct substantial alterations for a mixed use building, occupy per plan.

Permit Remarks:

Applicant Information

Name: JON O'HARE

Address: 17479 7TH AVE SW
NORMANDY PARK, WA 98166

Phone: (425) 301-9541

Capacity: Applicant

E-Mail: JON@PERMITCNW.COM

Name: WG Clark

Address: 1945 Yale Place E
seattle, wa 98102

Phone: (206) 427-6440

Capacity: Contractor

E-Mail: krobinson@wgclark.com

Name: 423 2nd Ave S LLC

Address: 1904 3rd Ave Suite 825
Seattle, WA 98101

Phone: (206) 441-3045

Capacity: Owner

E-Mail: boydsean@hotmail.com

Name: 423 2nd Ave S LLC

Address: 1904 3rd Ave Suite 825
Seattle, WA 98101

Phone: (206) 441-3045

Capacity: Financially Responsible Party

E-Mail: boydsean@hotmail.com

Land Use Code Information

Zoning and Districts at Issuance:

DevSite: DV0070926

Design Review Required: N

Existing Use

Sq. Ft

Proposed Use

Sq. Ft

Office

0

Child Care Center

0

Dwelling Units

Proposed New

Demolished

Dwelling Units

Proposed New

Demolished

Total Dwelling Units Live/Work:

None

0

0

of EV-Ready Parking Spaces Required By Code

of EV-Ready Parking Spaces Proposed

Reduced # of EV-Ready Parking Spaces Provided

0

0

Ground Disturbance

Ground Disturbance: Yes

PASV Required: No

Land-Disturbing Activity: 1: Interior Only

Drainage and Sewer Review Information

Side Sewer Information

Reuse Existing Side Sewer? No

Side Sewer Conflict? No

Drainage Information

Flow Control Type:

Discharge Point:

Treatment Standard Type:

Total Disturbed Area:

New Impervious Surface:

Flow Control Standard:

Total Area Mitigated by GSI:

New Plus Replaced Impervious Surface:

Building Code Information

Building Code: 2012 SEBC Prescriptive

SDCI Building ID: 000017860-BD

Proposed Number of Above-Grade Stories: 3

Proposed Number of Below-Grade Stories: 1

Number of Mezzanines: 1

High-Rise:

Required Emergency System No

Pressurization System – Stairwell:

Pressurization System – Elevator:

Elevator – Required Accessible Egress:

Change of Occupancy? Yes

Floor/Area	Construction Type	Occupancy Group	Sq. Ft.	NFPA Sprinkler Standard	Posted Occupancy
1-3	Type IIIB	Other E Occupancy (E-daycare)	3,600	Full System	
1	Type IIIB	Other A-2 Occupancy (Event space)	1,270	Full System	84
B	Type IIIB	Other A-2 Occupancy (Event space)	1,025	Full System	68
B&1	Type IIIB	Other S-2 Occupancy (Circulation and storage)	5,020	Full System	0
B	Type IIIB	Other A-2 Occupancy (Event space)	1,630	Full System	108
B&1	Type IIIB	Other B Occupancy (Meeting rooms & small event spaces)	2,525	Full System	0
2 - 4	Type IIIB	B Office	9,555	Full System	

Energy/Mechanical Code Information

Energy Envelope

HVAC Mechanical System Included: Yes

Fume Hood:

Energy Code: 2015 Seattle Energy Code

Commercial Kitchen hood Exhaust System:

Spray Paint Booth:

Compliance Category: Commercial

Compliance Path: Total Building Performance (TBP)

Energy Credit Option #: C406.3, C406.6

Maximum Glazing: 21%

Unlimited: No

Fenestration

Occupancy	Comments	U-Max	SHGC-Max	VT-Minimum	Type
Nonresidential	wood, fixed	0	0		Vertical Glazing
Nonresidential	wood, operable	0	0		Vertical Glazing
Nonresidential	wood, storefront	0	0		Vertical Glazing
Nonresidential	entrance	0	0		Vertical Glazing
Nonresidential	window wall	0	0		Vertical Glazing

Insulation Values

Insulation Assembly	Comments	Occupancy
Roof or Ceiling Single Rafter	min. tapered.	Nonresidential
Wall: Above Grade Mass	X2	Nonresidential
Wall: Above Grade Mass	X4,X6	Nonresidential
Wall: Above Grade Mass	X1 (E)	Nonresidential
Wall: Below Grade	X2	Nonresidential

Energy Equipment

Residential Information

AFUE Efficiency: %

HSPF Efficiency: %

Heating:

Cooling:

Residential Energy Efficiency

Energy Credit Option: C406.3, C406.6

Non-Residential Information

Special Requirements: PV on roof, DOA, chilled beams, operable windows interlocked with cooling and ventilation systems.

Heating: Electric Heat Pump

Cooling:

Equipment Sizes

Allowance Factor

Min. BTUs

Unit ID

Land Use Conditions

Condition ID:

Category:

Verification Group:

Exception / Modification & Date:

Verification By & Date:

Condition:

Project Phases

Phase	Shoring/Excavation	Foundations	Structure to Grade	Basst Structure	Super Structure	Architectural Shell and Core	Architectural Full Occupancy
Scope:							

Special Inspections

Inspection: 6508387-CN-001

Agency: ADAPT INC

Agency Phone: (206) 654-7045

Inspection Type

Description

Micropile Installation & Test

3-inch-diameter

Pin Pile Installation

3-inch-diameter

Pin Pile Installation Load Test

Inspection: 6508387-CN-002

Agency: MAYES TESTING ENGINEERS, A TERRACON COMPANY

Agency Phone: (425) 742-9360

Inspection Type

Description

Cold Formed Steel Framing

Epoxy Grouting

Reinforced Concrete - Cip

Mechanical Anchor Bolt Installation

Structural Steel Erection

Structural Steel Fabrication

Steel Seismic Resistance System

Inspection: 6508387-CN-003

Agency: Swenson Say Faget

Agency Phone: (206) 956-3732

Inspection Type

Description

Customer Alert!

Site Inspection Required Prior to First Ground Disturbance - Call (206) 684-8860

An SDCI site inspection is required prior to any ground disturbance related to this permit, including clearing, grubbing or grading.

Preconstruction Conferences, When Required - Call (206) 684-8860

An SDCI preconstruction conference should be scheduled prior to beginning work. A conference is required for the following types of work:
1. When any special inspections are indicated on the plan.
2. When land use or design review conditions are indicated on the plan.
3. When a DCI plans examiner specifies on plans unusual or complex inspection or occupancy requirements.

Rules for Ufer Grounds - Call (206) 684-5383

If you have any questions or concerns regarding the rules (2005 NEC) for installation of ufer grounds, please contact DCI's Electrical Technical Backup Monday - Friday, 7:00 a.m. to 4:30 p.m.

Required SDOT Permits and Inspections

-Street Tree Inspections
Protection and/or planting/pruning/removal of street trees requires SDOT inspection and approval. Call prior to construction: Commercial/Multifamily Zones, (206) 684-5693; Single Family Zones, (206) 684-7997 .

-Street Use Permits
Call prior to construction: (206) 684-5283.

Water Service Inspection by SPU Required

All water service piping on property must be inspected prior to backfilling trench. For information and inspection, call Seattle Public Utilities (SPU) at (206) 684-5800. For water quality backflow protection information and inspection, call SPU at (206) 684-3536.

Shop Drawings & Key Area Inspections

Required Shop Drawings

Document Type	Number Required	Description
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Key Inspections Issues

Key Issue Description

Review Type

Plan Tag

Project Number: 6508387-CN

Project Type: Construction Permit

Type of Work: Full C

Category: Commercial

Action / Decision Type: Add/Alt

Priority:

Value:

Use:

Address: 423 2ND AV ET S

Application Date: 08/28/2016

Issue Date: 02/10/2022

Cover Sheet Generation Date: 02/10/2022

Parent Permit:

Related Land Use Project:

Building ID: 000017860-BD

Description of Work: Construct substantial alterations for a mixed use building, occupy per plan.

Permit Issuance Authorization

Review Name	Approved by	Phone Number
Addressing	Sandra Montgomery	(206) 684-4389
Conveyance	James Heath	(206) 684-3673
ECA GeoTech	Claire Gibson-C	
Energy	Marsha Poon	(206) 615-1619
Fire	George Goodall	
Mechanical	Marsha Poon	(206) 615-1619
Ordinance	Gordon Hicks	(206) 684-0735
Structural Engineer	Nouri Samiee	(206) 733-9057
Zoning	Sonja Brown	(206) 733-9682